

Treasurer's Report – Annual General Meeting – May 10, 2020  
Ransom Canyon Property Owners' Association

Financial Summary:

Liquidity has declined (cash on hand) since the end of the fiscal year:

**May 10, 2020**

Cash	Deposits In Transit	total
Wedding Venue	13,274.15	13,274.15
POA Operating	12,580.61	20,580.61
Reserves and Capital	92,947.21	92,947.21
		126,801.97

Capital Improvements Made since Last Annual General Meeting

**Major Accomplishments**

	Budget	Actual	Notes
Pool Repaired	53,000.00	53,500.00	On-Time, Completed
Boat Docks Re-built	8,000.00	8,003.24	On-Time, Completed
Ranch House Repainted	4,400.00	4,400.00	On-Time, Completed
Safety Railings	1,042.00	1,050.00	On-Time, Completed
<b>Total</b>	<b>66,442.00</b>	<b>66,953.24</b>	

Summary of Subsequent Financial Reports and Information:

1. The proposed budget for 2020 accounts for great uncertainty in the housing market and other revenue drivers for Ransom Canyon.
2. We will have ongoing fixed costs regardless of revenue streams
3. Base Recommendation and reaction:
  - a. Limit capital improvement projects in the budget to \$28,000
  - b. Approve, at this meeting, at transfer from the Reserve Bank account to the POA operating account in case of a complete collapse of revenues.
    - i. My suggested pre-approved transfer would be \$25,000

## Ransom Canyon POA Balance Sheet as at 12/31/2018 and 2019

	Total	
	As of Dec 31, 2018 (PY)	As of Dec 31, 2019
<b>ASSETS</b>		
<b>Current Assets</b>		
<b>Bank Accounts</b>		
3377-WEDDING VENUE	31,523.79	39,320.64
5002-POA OPERATING	19,957.49	14,936.58
9800-RESERVES & CAPITAL	91,839.88	92,380.55
<b>Total Bank Accounts</b>	<b>\$ 143,321.16</b>	<b>\$ 146,637.77</b>
<b>Other Current Assets</b>		
Payroll Refunds		9.15
Other Current Assets	2,562.00	3,812.00
<b>Total Other Current Assets</b>	<b>\$ 2,562.00</b>	<b>\$ 3,821.15</b>
<b>Total Current Assets</b>	<b>\$ 145,883.16</b>	<b>\$ 150,458.92</b>
<b>Fixed Assets</b>		
<b>Bridge</b>		
	45,052.33	45,052.33
<b>Land at Historical Cost</b>		
	9,885.69	20,497.69
<b>Improvements on Land at Purchase (Net of Depreciation)</b>		
	43,116.92	53,189.05
<b>Buildings &amp; Improvements</b>		
		541.27
Capital Improvements	7,104.32	7,104.32
<b>Total Buildings &amp; Improvements</b>	<b>\$ 105,159.26</b>	<b>\$ 126,384.66</b>
<b>Equipment</b>		
	1,478.65	1,478.65
<b>Fixed Asset Computers</b>		
Original cost	1,000.00	1,000.00
<b>Total Fixed Asset Computers and Equipment</b>	<b>\$ 2,478.65</b>	<b>\$ 2,478.65</b>
<b>Furniture &amp; Fixtures</b>		
Original cost	36,907.65	36,907.65
<b>Total Furniture &amp; Fixtures and Equipment</b>	<b>\$ 39,386.30</b>	<b>\$ 39,386.30</b>
<b>Island-Ranch House</b>		
	4,600.26	4,600.26
<b>Machinery &amp; Equipment</b>		
Original cost	1,621.90	1,621.90
<b>Total Machinery &amp; Equipment</b>	<b>\$ 1,621.90</b>	<b>\$ 1,621.90</b>
Original cost	1,350.00	1,350.00
Pool Improvements	2,325.00	1,825.00
Ranch House Improvements	325.00	698.46
Restricted - Donations for land		-4,448.92
Supplies		-15.78
<b>Total Fixed Assets</b>	<b>\$ 154,767.72</b>	<b>\$ 171,401.88</b>
<b>Other Assets</b>		
Fidelity Bond Insurance		1,764.10
<b>Total Other Assets</b>	<b>\$ 0.00</b>	<b>\$ 1,764.10</b>
<b>TOTAL ASSETS</b>	<b>\$ 300,650.88</b>	<b>\$ 323,624.90</b>

## Ransom Canyon POA Balance Sheet as at 12/31/2018 and 2019

	As of Dec 31, 2018 (PY)	As of Dec 31, 2019
<b>LIABILITIES AND RESERVES</b>		
<b>Liabilities</b>		
<b>Current Liabilities</b>		
<b>Other Current Liabilities</b>		
Direct Deposit Payable		0.00
<b>Payroll Liabilities</b>		
Federal Taxes (941/944)	-1,378.37	-1,641.13
Federal Unemployment (940)	11.36	47.39
Payroll Adjustment	-0.02	-0.02
Snack Bar	5.00	10.00
Snackbar	8.00	72.00
Snacks	8.00	64.00
TX Unemployment Tax	-48.83	-67.74
<b>Total Payroll Liabilities</b>	<b>-\$ 1,394.86</b>	<b>-\$ 1,515.50</b>
Rental Deposit's Holding Account	9,471.53	-1,391.40
Restricted - Special Projects	3,740.00	3,740.00
Restricted- Funds for Bridge	45,051.31	45,051.31
<b>Total Other Current Liabilities</b>	<b>\$ 56,867.98</b>	<b>\$ 45,884.41</b>
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<b>Total Liabilities</b>	<b>\$ 56,867.98</b>	<b>\$ 45,884.41</b>
<b>Capital Reserves</b>		
General Reserves (10%)	24,378.29	27,774.05
Capital Asset Improvement Reserve (30%)	73,134.87	83,322.15
Emergency Contingency Reserves (60%)	146,269.74	166,644.29
<b>Total Reserves</b>	<b>\$ 243,782.90</b>	<b>\$ 277,740.49</b>
<b>TOTAL LIABILITIES AND RESERVES</b>	<b>\$ 300,650.88</b>	<b>\$ 323,624.90</b>
 <b>Total Assets</b>	 <b>\$ 300,650.88</b>	 <b>\$ 323,624.90</b>
 <b>Liabilities</b>	 <b>\$ 56,867.98</b>	 <b>\$ 45,884.41</b>
<b>Ending Reserves</b>	<b>\$ 243,782.90</b>	<b>\$ 277,740.49</b>
<b>Less Transferred Excess for year</b>	<b>17,116.19</b>	<b>11,791.42</b>
<b>Beginning Reserves</b>	<b>\$ 226,666.71</b>	<b>\$ 265,949.07</b>

# Ransom Canyon Revenue and Expenditure Report

## Actual 2019 and 2019 Results, Comparison with 2019 Budget Proposed Budget for 2020

Income	Jan - Dec 2018 (PY)	Jan - Dec 2019	Budget 2019	Variance 2019	Budget 2020	budgeted percent change relative to last year
*DEPOSIT - Events	695.00					
4th of July Event						
4th of July Event- Expenses		-643.84				
4th of July Event- Proceeds		1,790.00				
Total 4th of July Event	\$ 695.00	\$ 1,146.16				
Canyon Cleanup						
Canyon Cleanup- Expenses		-50.00				
Total Canyon Cleanup	\$ 0.00	-\$ 50.00				
Chili Cookoff						
Chili Cookoff- Expenses		-366.84				
Chili Cookoff- Proceeds		574.00				
Total Chili Cookoff	\$ 0.00	\$ 207.16				
Community Donation		-1,562.50				
Donations - Library	89.20					
Family Fun & Food Truck Night						
Family Fun & Food Truck- Expense		-366.18				
Family Fun & Food Truck- Proceeds		334.00				
Total Family Fun & Food Truck Night	\$ 0.00	-\$ 32.18				
Firewise						
Firewise - Expenses		-154.79				
Total Firewise	\$ 0.00	-\$ 154.79				
Fundraising / Donations	2,958.55					
Garage Sale		558.00				
Interest Misc.	479.56	570.23				
New Years Eve Party		429.10				
NYE- Donations		2,175.00				
NYE- Expense	-499.00	-4,556.22				
Total New Years Eve Party	-\$ 499.00	-\$ 1,952.12				
Other Primary Income	863.96	4,633.65				
Taste of Canyon						
TOC- Donations	240.00	4,695.00				
TOC- Expense	-1,871.24	-1,860.69				
Total Taste of Canyon	-\$ 1,631.24	\$ 2,834.31				
Total Other Primary Income	-\$ 767.28	\$ 7,467.96			\$ 5,000.00	Uncertain Event Driven Revenues
Pool Concession	4,980.00	5,746.87			\$ 5,000.00	Uncertain Event Driven Revenues
Pool Memberships	25,925.95	33,386.54	28,000.00	F	\$ 27,000.00	Possible 20% decline from Covid
Pool Party		800.00				
Property Dues	61,780.53	47,168.73				
Unidentified Property Dues	120.00	560.00				
Total Property Dues	\$ 61,900.53	\$ 47,728.73	50,000.00	OK	\$ 48,000.00	10% discounts being used
Property Resale Certificates	22,573.35	41,156.72	53,000.00	U	\$ 40,000.00	reduced housing Demand. 10+% estimated. So Far, 20,650 deposited
Sale of Office Assets		454.00				
Services		42.00				
Venue Rentals	75,126.94	62,534.23	91,700.00	U	\$ 42,000.00	Natural decline and Covid-19
Unidentified Wedding		-250.00				
Total Venue Rentals	\$ 75,126.94	\$ 62,284.23				
Total Revenues	\$ 194,157.80	\$ 197,797.01	231,700.00	U	167,000.00	Planned for worst case and adjust if things get better

# Ransom Canyon Revenue and Expenditure Report

## Actual 2019 and 2019 Results, Comparison with 2019 Budget Proposed Budget for 2020

	Jan - Dec 2018 (PY)	Jan - Dec 2019	Budget 2019	Variance 2019	Budget 2020	budgeted percent change relative to last year
<b>Expenditures</b>						
Admin fee	21.00					
Admin Cost		144.95				
Advertising & Marketing	1,863.78	2,686.71				
Bank Charges & Fees	169.20	38.00				
Commission	150.00					
Concession Supplies	2,519.80	3,073.94				
Donations	915.23	472.35				
Freight / Shipping	54.28	332.20				
Insurance	13,992.20	19,968.73			20,000.00	
<b>Linen &amp; Other Service</b>	<b>4,614.31</b>	<b>1,486.45</b>				
Misc. Expense		650.00				
Other Expense	115.00					
P.O.A. Meeting Expense		219.21				
Payment Processing Fee	1,682.37	1,520.68				
<b>Payroll Expenses</b>						
Penalties	60.39					
Taxes		357.22				
<b>Total Payroll Expenses</b>	<b>\$ 60.39</b>	<b>\$ 357.22</b>				
Phone & Internet	2,006.91	1,548.69				
Ranch House Security	100.00	839.30				
Reimbursable Expenses	592.70	311.42				
<b>Repair &amp; Maintenance</b>	<b>10,382.83</b>	<b>32,870.36</b>			15,000.00	Scale back until revenues recover
<b>Services- Accounting</b>	<b>5,630.00</b>	<b>7,577.66</b>			7,600.00	
<b>Services- Legal</b>	<b>23,436.50</b>	<b>1,851.00</b>			1,000.00	There's always something
<b>Services- Professional</b>		444.35				
<b>Supplies- General</b>	<b>15,886.93</b>	<b>16,126.07</b>			13,000.00	Try to cut by 20% if demand low
<b>Supplies- Office Admin</b>	<b>3,543.92</b>	<b>913.76</b>				
<b>Taxes- Property</b>	<b>9,273.71</b>	<b>11,844.82</b>			12,000.00	
<b>Taxes- Sales Tax</b>	<b>463.01</b>	<b>569.88</b>				
<b>Utility- Electricity</b>	<b>4,688.45</b>	<b>4,549.87</b>			4,600.00	
<b>Utility- Gas</b>	<b>2,779.41</b>	<b>1,969.41</b>			2,000.00	
<b>Utility- Waste</b>	<b>2,300.80</b>	<b>1,808.62</b>			2,000.00	
<b>Utility- Water</b>	<b>5,431.91</b>	<b>6,736.29</b>			6,000.00	Reduced Water Used in Pool
<b>Wages- Contract Labor</b>	<b>44,014.21</b>	<b>44,221.93</b>			38,000.00	This must stay consistent with revenues
<b>Wages- Payroll Lifeguard</b>	<b>13,558.47</b>	<b>19,018.75</b>			16,000.00	Keep this down until usage returns
<b>Wages- Payroll Services</b>	<b>329.50</b>					
<b>Wages- Payroll Taxes</b>	<b>5,769.79</b>	<b>1,852.97</b>				
<b>Total Expenses</b>	<b>\$ 176,346.61</b>	<b>\$ 186,005.59</b>	<b>180,000.00</b>	<b>OK</b>	<b>137,200.00</b>	<b>Specific Forecast items totalled</b>
<b>Net Operating Surplus</b>	<b>\$ 17,811.19</b>	<b>\$ 11,791.42</b>				
<b>Excess Transferred to Reserves</b>	<b>\$ 17,811.19</b>	<b>\$ 11,791.42</b>	<b>47,433.00</b>	<b>U</b>	<b>29,800.00</b>	<b>Be Conservative. Some could go to capital improvements</b>